

## CHAPTER 20.50

### B OVERLAY DISTRICT

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#### 20.50.010 Effect of Chapter

The following regulations shall apply in lieu of site area, yard and lot width requirements in the respective districts where such districts are combined with the B Overlay District, and shall be subject to the provisions of Chapter 20.10. All other provisions of the respective districts shall apply.

#### 20.50.020 Districting Map Designator

The B Overlay District may be combined with any base district. Each B Overlay District shall be shown on the Districting Map with an "-B" designator.

#### 20.50.030 Property Development Regulations

The following minimum site area, lot sizes and setbacks shall be required and the following maximum coverage shall be allowed in the respective B Overlay Districts:

	B	B-1	B-2	B-3	B-4	B-5
Minimum Lot Area (sq. ft.)	6,000	7,500	10,000	20,000	See below.	7,200
Minimum Lot Width (ft.)	60	75	90	100	See below.	N/A
Lot Length (ft.)	80	90	100	150	See below.	N/A
Minimum Yards:						
Front Yard (ft.)	20	15	15	15	See below.	20
Rear Yard (ft.)	6	7	10	10	See below.	20
Side Yard (ft.)	6	7	10	10	See below.	5
Maximum Coverage	60%	60%	60%	60%	See below.	60%
Maximum Bldg. Height	N/A	N/A	N/A	N/A	N/A	35 ft. Max. 2 stories

B Overlay District. An addition to the principal building shall be allowed to be constructed to the side yard setback line in effect at the time the principal building was constructed.

B-4 Overlay District. As designated on the districting map; provided, that no requirements be less than B-3 regulations. All setbacks on the street side of a corner lot shall not be less than that required on existing or adjacent reversed frontage when such exists.

#### **20.50.040 Uncovered Rear Yard Area**

There shall be a minimum of 750 square feet or rear yard land area adjoining the main dwelling maintained uncovered.

#### **20.50.050 Slope Ratio Approval Required**

Any banks graded or benched for sites in B Overlay Districts wherein cuts are required, leaving banks or slopes of a greater grade than a ratio of 3 to 1, shall be approved by the Planning Commission prior to obtaining a building permit.

#### **20.50.060 Site Area**

The following minimum site area shall be required for each family unit (maximum density permitted in R Districts where combined with B Overlay District):

	<b>R-2</b>	<b>MFR</b>
B	3,000 sq. ft.	1,500 sq. ft.
B-1	3,000 sq. ft.	1,500 sq. ft.
B-2	3,000 sq. ft.	2,000 sq. ft.
B-3	3,000 sq. ft.	2,000 sq. ft.